



**TOWNSHIP OF GALLOWAY  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
PLANNING AND ZONING BOARDS**

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Heather Butler  
Planning/Zoning Board Administrator

**MINUTES  
PLANNING BOARD  
MAY 1, 2014**

The meeting was called to order at 7:06 PM. Ken Sooy chaired the meeting.

**Present:** Robert Bruno, Anthony Coppola, Jim Cox, Tom Guercioni, Matthew Geese, Dan Jones, Pat Moran, Don Purdy, Charles Wimberg, Ken Sooy

**Absent:** Betty Mannis

**Approval of Minutes:** April 3, 2014      **(Approved)**

**Approval of Decision & Resolutions**      #3-14 Lamp Motel      **(Tabled)**  
#2-14 James Cox      **(Tabled)**

**Approval of Bill List:** April 23, 2014      **(Approved)**  
*Bruno – Abstained*  
*Cox – Abstained D-1182*  
*Moran .- Abstained*  
*Purdy – Abstained E-884*

**Board Professionals Tiffany Cuvillo and Craig Hurless were sworn in.**

**Administrative Review**

Hope All Day Foundation  
600 S. Odessa Avenue  
Zone (I)  
B. 456 L. 1

The applicant is requesting administrative approval to utilize the existing clubhouse building on the Blue Heron Pines East Course as a supportive service facility for persons recovering from addiction. The property is located in the Industrial (I) zoning district in the Pinelands Regional Growth Area on Odessa Avenue.

Craig Hurless, Planning Board Engineer, referred to his memo dated April 23, 2014.  
Tiffany CuvIELLO, Township Planner, referred to her memo dated April 24, 2014.

There were no questions from the board.

Application was approved administratively.

**White Horse Pike Rehabilitation**

The Township Council has asked the Planning Board to review the properties located in the HC-1, HC-2 and VC districts along the White Horse Pike Corridor and Pomona Road to determine if they meet the criteria as an area in Need of Rehabilitation.

Tiffany CuvIELLO, Township Planner, referred to her memo dated May 1, 2014.

**Board Questions**

Board member Moran questioned the difference between Area of Rehab vs. Area in need of Re Development.

*Rehabilitation is not completely blighted as you would say for a re-development area. There are things that exist that are creating problems as in terms of investment that is deteriorating an area but is not fully blighted. An area for re-development requires a lot more findings and backup.*

Can eminent domain take place?

*Eminent domain comes into play with an area for redevelopment. Not this.*

Chairman Sooy questioned if this would make it any easier for the Pinelands permits.

*Not necessarily. It will open the dialog to allow for a different process for review.*

Motion to approve Resolution #4-2014 Recommending the designation of a portion of the White Horse Pike Corridor within the Township of Galloway as an area in Need of Rehabilitation was made by Coppola, and seconded by Cox.

Those voting in favor: Coppola, Cox, Guercioni, Moran, Purdy, Geese, Wimberg, and Sooy.

Those abstained: Bruno, Jones

There was no public comment.

The meeting adjourned at 7:38 p.m.